



FOR LEASE

500 Macpherson Ave

BUILDING OVERVIEW

SIZE: Ground Floor - 12,500 SF
2nd Floor - 12,500 SF
Total - 25,000 SF
Lower Level Not Included In Size

SEMI GROSS RENT: \$35.00 PSF
(Excluding utilities + in-suite janitorial)

AVAILABLE: Immediately

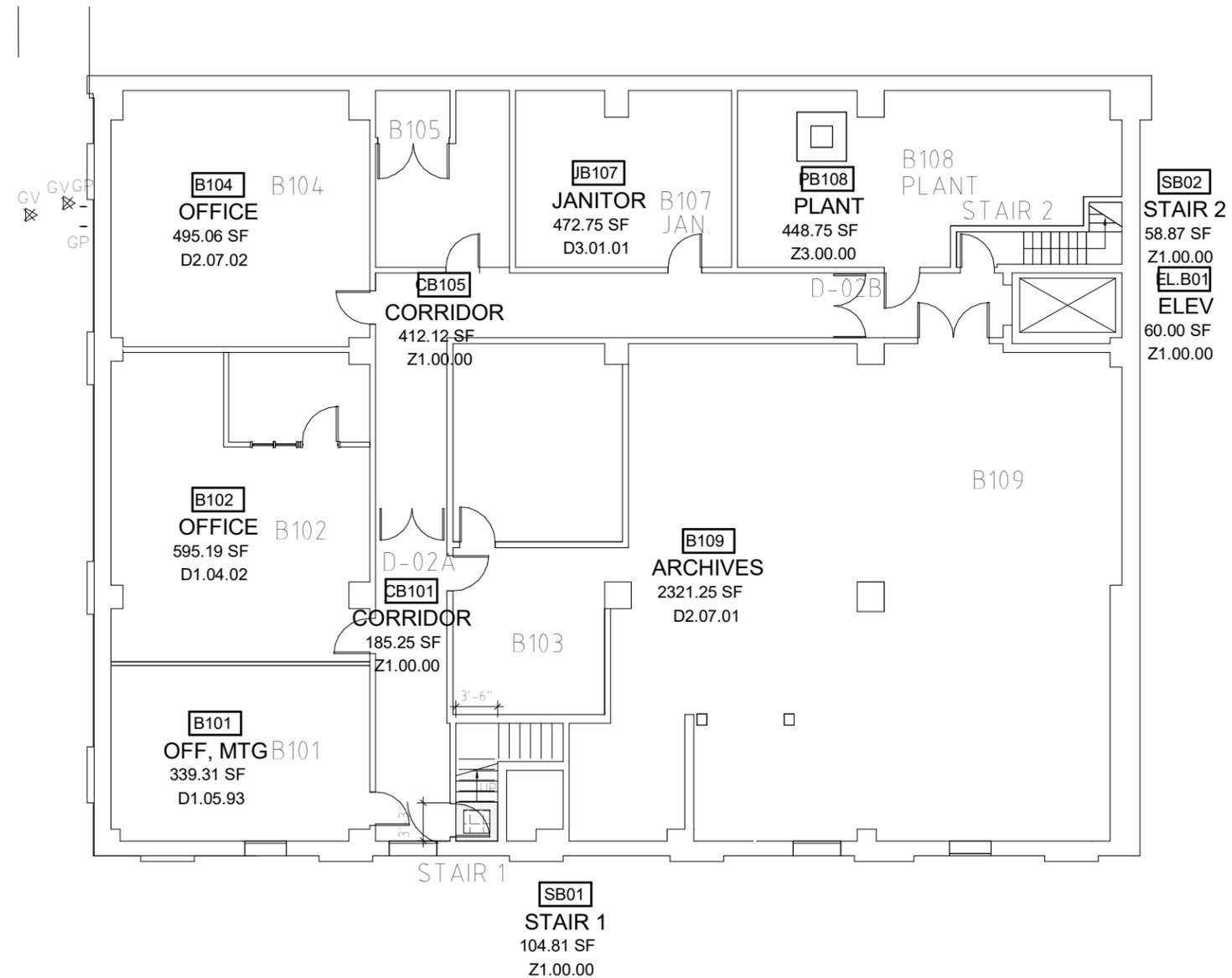
PROPERTY HIGHLIGHTS

A rare opportunity to occupy a standalone office building in Midtown Toronto. 500 Macpherson Avenue offers private building identity, ample on-site parking, and flexible workspace, with furniture available to support a seamless move-in. Ideal for organizations seeking visibility, convenience, and control over their workspace.

- **Standalone Building** - Exclusive occupancy with full building identity and control
- **Furniture Available** - Existing furniture available upon request
- **Ample On-Site Parking** - Up to 40 parking stalls can be made available at the then prevailing monthly rate. Convenient parking for staff and visitors alike
- **Flexible Office Layout** - Well-configured space suited for a range of business uses
- **Prime Midtown Location** - Easy access to transit, major arterials, and nearby amenities
- **Outdoor Space** - Private gated outdoor space with direct access into the building

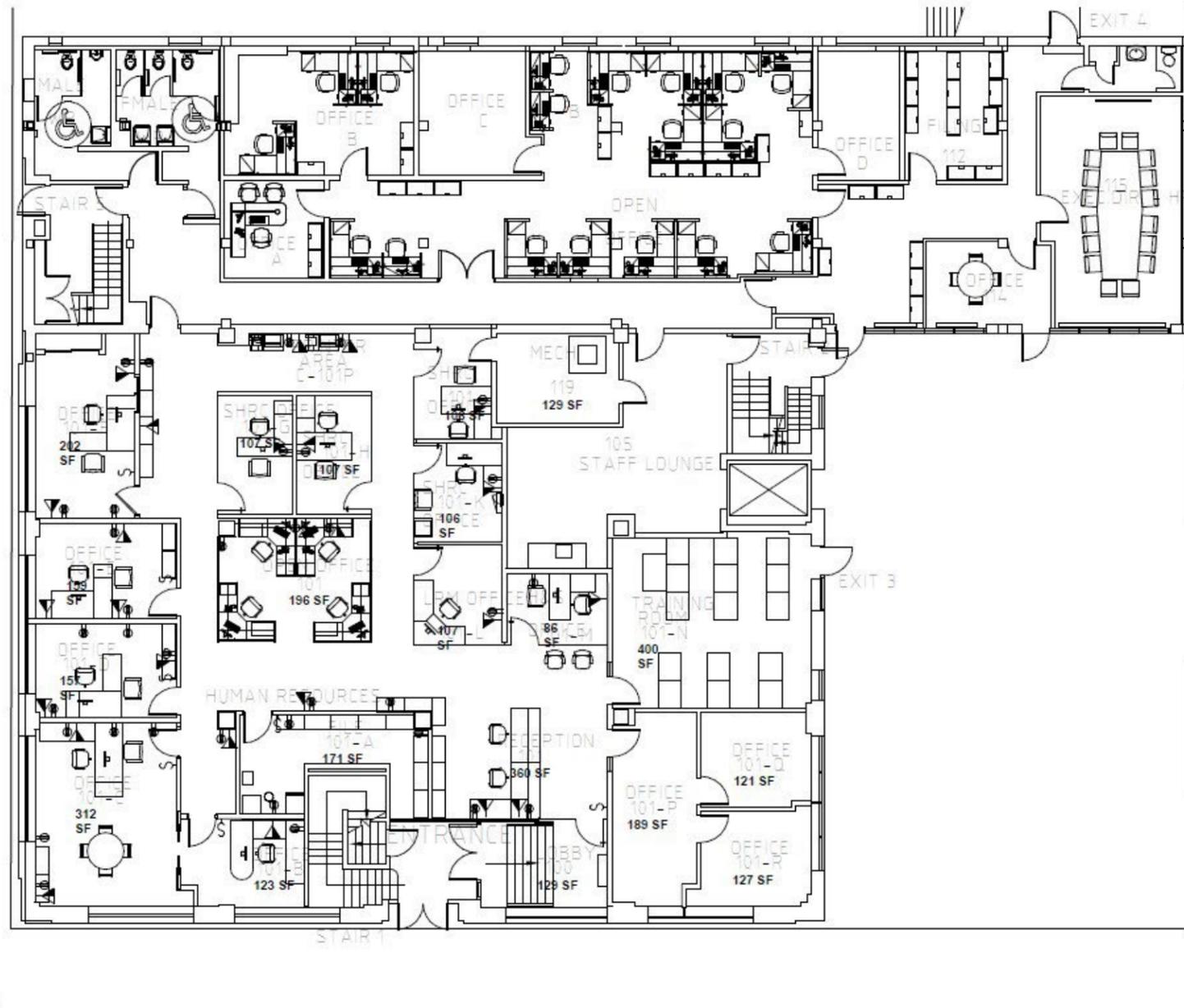
FLOOR PLAN

Lower Level



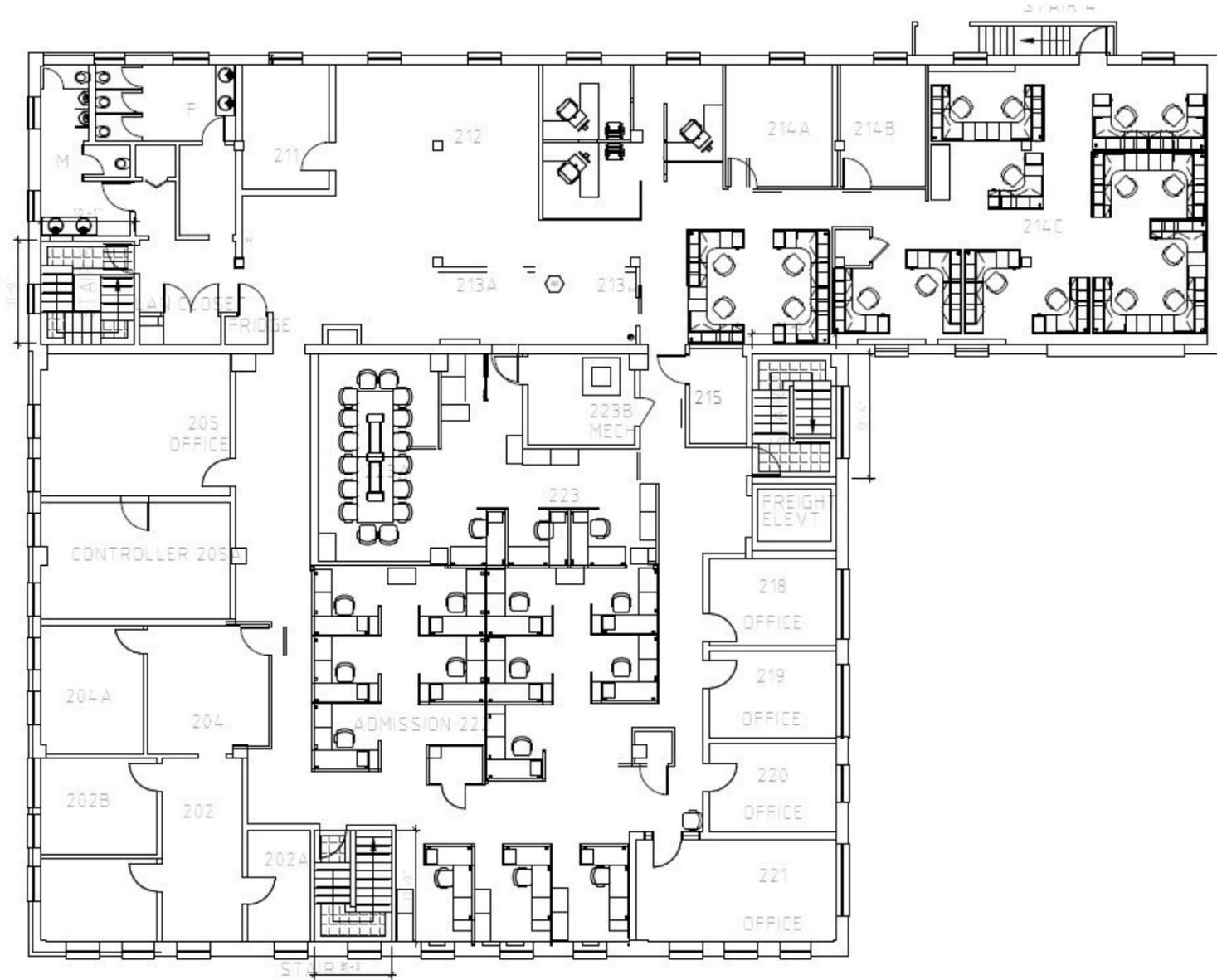
FLOOR PLAN

Ground Floor - 12,500 SF

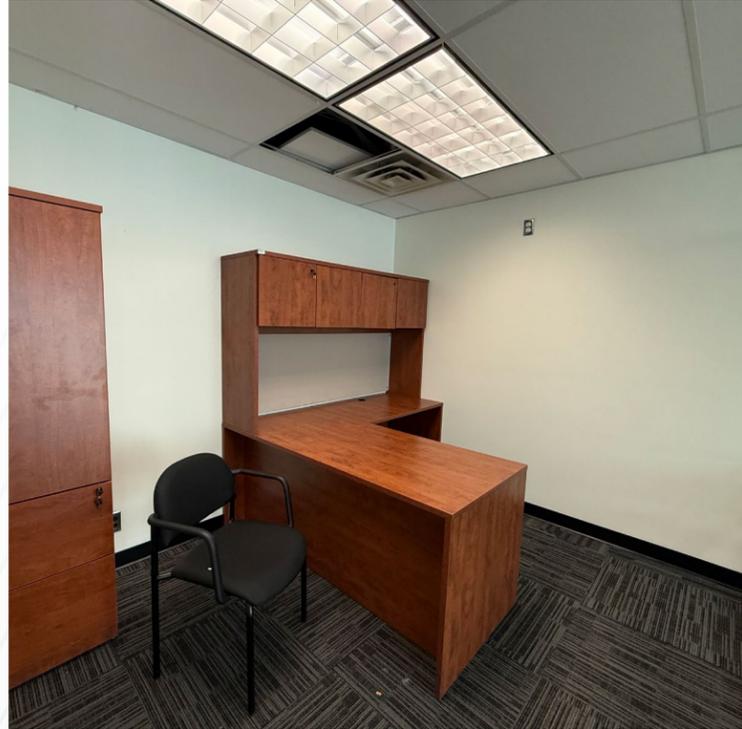


FLOOR PLAN

2nd Floor - 12,500 SF



INTERIOR PHOTOS





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